

TRANSFER
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PAID

WARRANTY DEED

010683

37-126-10
#11660

GEORGE D. MAX and FRANCES A. MARSTON, both of Oakland, County of Kennebec, State of Maine, for consideration paid, grant to WILLIAM P. NIEHOFF and BARBARA A. NIEHOFF of Waterville, County of Kennebec, State of Maine, with warranty covenants, as joint tenants, a certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

The unit known and designated as Unit #39 in Ridgewood Commons Condominium, located in Waterville, County of Kennebec, State of Maine, as shown on the Condominium Plats by A.E. Hodson, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the Ridgewood Commons Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986, and recorded in Kennebec County Registry of Deeds in Book 2919, Page 320, together with the following Amendments which are incorporated by reference herein:

-Amendment to Declaration dated June 30, 1986, recorded in Kennebec County Registry of Deeds in Book 2996, Page 275;

-Amendment to Declaration dated September 4, 1986, recorded in Kennebec County Registry of Deeds in Book 3018, Page 195; and

-Amendment to Declaration dated October 14, 1987, recorded in Kennebec County Registry of Deeds in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

For source of title reference is made to warranty deed of George D. Max to George D. Max and Frances A. Marston dated February 1, 1995, recorded in Kennebec County Registry of Deeds, Book 4848, Page 297.

WITNESS our hands and seals this 8th day of May, 1998.

Deane M. Nason
Deane M. Nason

George D. Max
George D. Max
Frances A. Marston
Frances A. Marston

STATE OF MAINE
COUNTY OF KENNEBEC

May 8, 1998

Personally appeared the above-named George D. Max and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Deane M. Nason
Notary Public - Attorney At Law

Printed Name:
My Commission Expires:

srj050698



DEANE M. NASON
Notary Public
My Commission Expires 12-31-99

RECEIVED KENNEBEC SS.

1998 MAY 11 AM 9:00

ATTEST: *Deane M. Nason*
REGISTER OF DEEDS